



April 6, 2012

## **NRB Roof Replacement and Exterior Wall Repairs**

### **Why is this project necessary?**

In its current condition the building has areas of water intrusion through the roof and exterior walls. The water intrusion is causing damage to existing wall finishes and structure as well as resulting in some areas of fungal growth.

### **What is the scope of the project?**

In the first of what may be a multi-phase project the following is anticipated:

- Three of the seven existing roof areas will be repaired to allow the roofs to perform for up to eight years by which point the roofs will be planned to have been replaced in a future phase.
- All existing parapet copings (part of the wall that extends above the roof) will be replaced with new sheet metal copings.
- The exterior shell south elevation walls with weather exposure east of the Rotunda will be removed and replaced with a drainage plane cladding, or shell, system that will have a nearly identical appearance to the existing system.
- All existing aluminum-framed windows in the walls being replaced will have the windows removed and reinstalled.
- The seventh-floor mechanical screen wall around the penthouses will be repaired.

### **What is the schedule for the project?**

The estimated construction start date is July 2012. Completion is expected by late October 2012.

### **How will the project work impact NRB tenants?**

Staff sitting near the construction area will be relocated to areas within their agencies' footprint and on the east end of the NRB first floor. The relocation will be completed outside of regular business hours.

The general contractor will install a temporary separation wall with sound insulation to reduce noise transmission to the occupied fifth and sixth floor office spaces. The removal of the workstations and the temporary wall installation will be completed outside of regular business hours.

The temporary wall will be constructed approximately six to eight feet inside the exterior building wall to protect the employees from the outside elements and keep the work zone separate from the office spaces.

Once the staff is relocated, systems furniture moved, and the temporary wall constructed, the majority of the repair/replacement work will be completed during business hours in order to manage project costs.

### **How will mold remediation be performed?**

Any mold remediation will be performed in accordance with the EPA document Mold Remediation in Schools and Commercial Buildings,

[http://www.epa.gov/mold/mold\\_remediation.html](http://www.epa.gov/mold/mold_remediation.html)

- All mold remediation will be performed in accordance with the EPA document Mold Remediation in Schools and Commercial Buildings.
- PBS Engineering + Environmental (PBS) will be preparing a specification section to be included in the contract documents detailing the control methods and work practices to be utilized during mold remediation to prevent migration of spores to occupied areas.
- The contractor performing removal of mold-contaminated materials will have a minimum of five years of experience performing mold remediation.
- All mold remediation will be performed within an airtight containment consisting of two layers of polyethylene sheeting.
- The mold remediation contractor will utilize wet-removal methods (misting materials being removed with water) and HEPA-filtered vacuums to reduce airborne spores.
- Mold remediation work areas will be cleaned until dust-free and inspected by PBS prior to containment barriers being removed.
- PBS will have a representative on site daily during mold remediation activities to inspect the integrity of the containment and assure the contractor is using the appropriate work practices.

### **How often will we receive updated information about the project?**

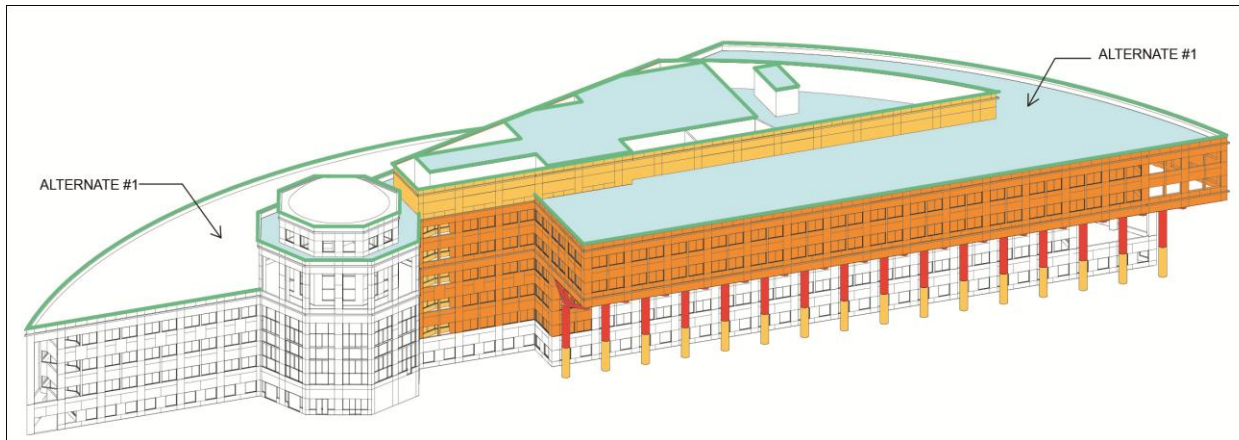
The DES website is expected to include weekly updates.

### **Will there be other disruptions such as reduced parking availability, additional closed sidewalks, overuse of the freight elevator by contractor staff, hallways cluttered with tools/equipment?**

On any large construction project there may be a possibility of disruption and inconvenience. The design team is working to minimize the impact.

### **Will the mold be remediated on the P-1 Level?**

The P-1 level project will be completed at a later date. When this work begins a communication will be sent indicating when the work is scheduled.



## North Bird's Eye Overview

### Color Legend



Replacement of  
EIFS wall systems



Repair of EIFS  
wall systems  
or pre-cast concrete



Repair of EIFS  
columns & trusses



Replacement of  
single-ply roofing  
assembly



Metal coping



Repair of single-ply  
roofing assembly